

Frederick County Planning Commission
Meeting Summary
April 21, 2010

9:30 A.M.
MORNING SESSION

CONSENT AGENDA

- a. **APFO Letter of Understanding (LOU) for Wedgewood West MXD (formerly Younkings)** - Requesting approval of signed LOU for a mixed-use development of 300,060 ± sq. ft. of warehousing and auxiliary office use; 300,060 ± sq. ft. of manufacturing and auxiliary office use; and 76,070 ± sq. ft. of retail use. Situated on 52.98 acres and located at the western quadrant of English Muffin Way (Extended) and New Design Road. APFO for this project approved at the May 14, 2008 FcPc Meeting. File S-1147, A/P #6425

MOTION: Mr. White made a motion for approval of the APFO Letter of Understanding for Wedgewood West MXD (formerly Younkings), 2nd by Ms. Wolfe

White/2nd Wolfe- Approved 4-0-1-2

Yeas-4 (Floyd, Hagen, White, Wolfe), Nays-0, Abstain- 1 (Forrence), Absent- 2 (Brown, McClurkin)

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ZONING TEXT AMENDMENT

- a. **ZT-10-01 - Euclidean Institutional/Euclidean Open Space Recreation** - A public hearing will be held regarding proposed amendments to the zoning ordinance intended to permit private school in conjunction with a place of worship, add cross references and specificity regarding design requirements, and provide clarification regarding permitted uses, subdivision, and processing within the Euclidean Institutional zoning district, as well as deleting provisions related to the Euclidean Open Space Recreation zoning district.

MOTION: Mr. White made a motion for approval of zoning text amendment ZT-10-01, Option 1, to the Board of County Commissioners (BoCC), specifically recommending against Options 2 and 3, based on rationale that:

- A failed Euclidean Institutional situation that could not continue as the original land use or another institutional land use permitted in the zone, could revert to Agricultural zoning.
- That the concept was not to provide for the possibility of a multiplicity of uses, rather, it was to provide for institutional uses on an existing site.

The motion was 2nd by Mr. Floyd.

White/2nd Floyd - Approved 4-0-1-2

Yeas-4 (Floyd, Forrence, White, Wolfe), Nays-0, Abstain- 1 (Hagen), Absent- 2 (Brown, McClurkin)

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SITE PLAN

- a. **Braddock Heights Volunteer Fire Department** – Requesting Site Plan approval for 4,606 square foot 2 story addition onto an existing 7,457 square foot building on a 1.73-acre site. Located along Jefferson Boulevard, south of Maryland Avenue / Old Swimming Pool Road. Zoned: Village Center

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(VC), Middletown Planning Region. Tax Map 66 / Parcel 70. File SP#85-34, AP's #10316 (SP), #10318 (APFO) & #10317 (FRO)

MOTION: Mr. White made a motion for approval in accordance with the Staff findings and recommendations including the additional staff recommendations labeled #1 and #2 to become #6 and #7, with Findings and Recommendations to be included as part of the minutes, and the site plan notes be updated to reflect the as proffered number of employees to 3-4, 2nd by Mr. Hagen.

White/2nd Hagen - Approved 5-0-0-2

Yeas-5 (Floyd, Forrence, Hagen, White, Wolfe), Nays-0, Absent- 2 (Brown, McClurkin)

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- b. **Hyatt Park Lot 2b: Mid Atlantic Sports, LLC** - Requesting Site Plan approval for 33,000 square foot addition onto an existing 28,000 square foot building as well as the relocation of a 9,500 square foot fabric tension structure on a 9.77-acre site. Located at the end of Tyler Court, off of Urbana Pike MD 355. Zoned: Limited Industrial (LI), Urbana Planning Region. Tax Map 106 / Parcel 90. File SP99-41, AP's #10447 (SP), #10542 (APFO) & #10448 (FRO)

MOTION: Mr. Hagen made a motion for approval with the three added conditions recommended by Staff listed in the staff report as #1, #2, #3 to become #4, #5, #6, and to have the finding and recommendations included in the minutes, 2nd by Ms. Wolfe.

Hagen/2nd Wolfe - Approved 5-0-0-2

Yeas-5 (Floyd, Forrence, Hagen, White, Wolfe), Nays-0, Absent- 2 (Brown, McClurkin)

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PLANNING COMMISSION TEXT AMENDMENT REQUEST

- a. **Scenic Reserve Overlay Zone** - Planning Commissioner White brought forward a request for the Board of County Commissioners to initiate a text amendment to create a Scenic Reserve Overlay Floating Zone.

Discussion Item Only

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